

October 3, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petitions Nos. Z-1260-1261
Mobil Oil Corporation
570-580 Chelsea Street, East Boston

Petitioner seeks two Conditional Use permits to erect forty (40) 20,000 gallon oil storage tanks above ground and a one story storage warehouse in a Waterfront (W-2) district. The proposal would violate the code as follows:

Sect. 8-7 The storage of more than 15,000 gallons
of flammable liquid is a Conditional Use
in a W-2 district.

The property, an existing oil tank storage area, contains approximately 5.8 acres and is located between Chelsea Street and the Chelsea River. The petitioner proposes to demolish an existing 2.3 million gallon above ground oil tank and erect forty (40) 20,000 gallon oil tanks in its place. In addition, the petitioner proposes to erect a one story concrete warehouse for the storage and handling of packaged lubricating oils and automotive accessories. The adjacent areas contain similar oil storage facilities and this property is separated from the nearest residential area by the wide expanse of the McClellan Highway. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-1260 & Z-1261 brought by Mobil Oil Corporation, 570-580 Chelsea Street, East Boston, for two Conditional Use Permits to erect forty (40) 20,000 gallon oil storage tanks above ground and a one story warehouse in a Waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. The proposal is to replace an existing 2.3 million gallon oil storage tank in an area which contains similar storage tanks. The property is separated from the nearest residential area by the wide expanse of the McClellan Highway.

Re: Petition No. Z-1262
Edward & Eva Karklin
8 Myrtle Street, Jamaica Plain

Petitioner seeks a Forbidden Use Permit and a variance to legalize occupancy as a four family dwelling in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A four family dwelling is forbidden in an R-.5 district		
Sect. 14-1 Lot area is insufficient	2 acres	9250 sq.ft.

The property, a three story Victorian frame structure, is located on Myrtle Street near the intersection of Myrtle and Centre Streets. The petitioner states that the four family occupancy has existed for many years. The proposed four family occupancy would not have a detrimental effect on the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1263, brought by Edward & Eva Karklin, 8 Myrtle Street, Jamaica Plain, for a Forbidden Use Permit and a variance of insufficient lot area to legalize occupancy as a four family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The proposed four family occupancy would not have a detrimental effect on the residential character of the neighborhood.

Re: Petition No. Z-1264
Sidney R. Rabb et als, Trustees
35 Washington Street, Brighton

Petitioner seeks two variances to erect a two story bank building in a Local Business (L-1) district. The proposal would violate the code as follows:

Req'd.

Proposed

Sect. 18-3 Traffic visibility across corner
is not provided

Sect. 18-4 Front yard is insufficient

10 ft.

4 ft.

The property, an existing parking lot, contains approximately 89,000 square feet and is located on Washington Street near the intersection of Washington and Allston Streets. The proposal to develop a two story bank represents a reasonable use of land and is consistent with the local business character of the area. Washington Street is a heavily travelled street and the adjacent Supermarket facility increases the vehicular activity. In view of the existing traffic activity, the staff is of the opinion that the petitioner should observe the corner traffic visibility of the zoning code. Recommend approval provided that the above requirement is met.

VOTED: That in connection with Petition No. Z-1265, brought by Sidney R. Rabb et als, Trustees, 35 Washington Street, Brighton, for variances of corner traffic visibility not provided and insufficient front yard to erect a two story bank building in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the corner traffic visibility requirement is met. The Authority has no objection to the proposed use.